

# FAIRFAX CENTER AREA STUDY AREAWIDE GUIDANCE PHASE II WORKING GROUP APRIL 5, 2016

# Agenda

- ❑ 1. Approval of 3/8/2016 minutes
- ❑ 2. Implementation Tools – Discussion
  - ❑ Submission AW9
  - ❑ Submission AW11
- ❑ 3. Upcoming Meetings

# Implementation Tools

Discussion

# Development Elements

## Submission AW9

- Elements that development above baseline level should include
- Five topic areas
  - Transportation
  - Environment
  - Public Facilities
  - Site Planning
  - Design
- Are these still relevant?  
Update or simplify?

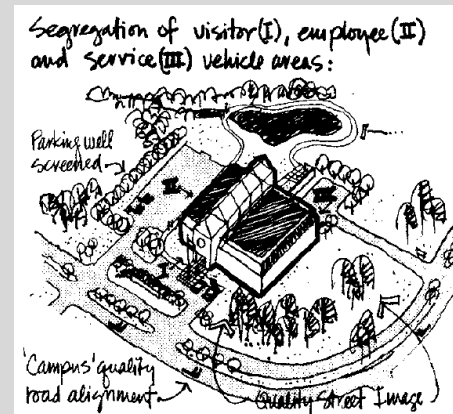
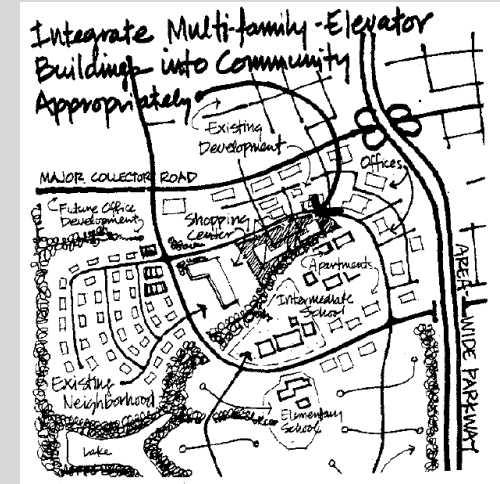
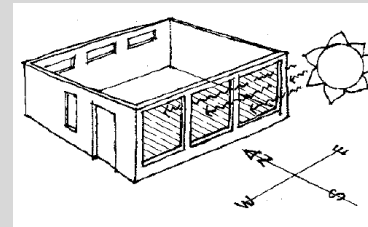
FAIRFAX CENTER CHECKLIST					Provision of Public Facilities
Case Number:	Tariq Khan - RZ 2012-BR-003				
Plan Date:	9/24/2012				
	Not Applicable	Applicable	Essential	Satisfied	Comments
<b>I. AREA-WIDE BASIC DEVELOPMENT ELEMENTS</b>					
A. Park Dedications					
1. Dedication of stream valley parks in accordance with Fairfax County Park Authority policy	x				
B. Public Facility Site Dedications					
1. Schools		x		x	Contribution
2. Police/fire facilities	x				
<b>II. AREA-WIDE MINOR DEVELOPMENT ELEMENTS</b>					
A. Park Dedications					
1. Dedication of parkland suitable for a neighborhood park	x				
B. Public Facility Site Dedication					
1. Libraries	x				
2. Community Centers	x				
3. Government offices/facilities	x				
<b>III. AREA-WIDE MAJOR DEVELOPMENT ELEMENTS</b>					
A. Park Dedications					
1. Community Parks		x	x	x	Fair share contribution
2. County Parks	x				
3. Historic and archeological parks	x				
B. Public Indoor or Outdoor Activity Spaces					
1. Health clubs	x				
2. Auditoriums/theaters	x				
3. Athletic fields/major active recreation facilities	x				

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# Use-Specific Performance Criteria

Submission AW11

- Set of guidelines for site planning, architectural and landscape design
- Based on land use categories
  - No mixed-use category
- Are these standards still in line with current practices?



# Considerations

## Submissions AW9 and AW11

- Development elements are a critical part of the plan's framework
  - Update reflect current policy and practice in line with the updated vision for the Fairfax Center Area
- Scoring process is cumbersome
  - Streamline approach to evaluating development
- Use-specific performance criteria help in evaluation of design-oriented elements
  - Update and add category for mixed-use development

# Upcoming Meetings

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## Next Meeting:

- Review Impact Analysis Results

## Upcoming Meetings:

- Review Draft Areawide Guidance
- Final Recommendations